

Agenda Items 8 & 9

380 Tunxis Road Subdivision

- Email request to open and immediately continue the public hearing without testimony to the May 6, 2019 meeting (attached).
- Staff comments (attached).
- All other plan information/details online.



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
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4/1/19 Communications Agenda Item #2

Todd Dumais

From: Alan Bongiovanni <al@bgils.com>
Sent: Thursday, March 28, 2019 1:31 PM
To: Todd Dumais
Cc: Jeffrey Webster
Subject: [EXTERNAL SENDER] Tunxis Rd., Orchard Developpers

Todd,

On behalf of my Clients, I am hereby requesting that the Planning and Zoning Commission and the Inland Wetlands Commission open the public hearings on Monday night and then immediately continue them to the next meeting as we are just beginning the process of addressing all of the Staff comments and concerns and will not be finished in time for Mondays hearing.

I thank you in advance for your assistance in this matter.

Alan
Alan Bongiovanni, L.L.S. #14649
The Bongiovanni Group, Inc.
170 Pane Rd., 2nd Floor
Newington, Ct. 06111-5521
Ph. (860) 666-0134
Fax (860) 666-3830
al@bgils.com

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March 21, 2019

Mark Webster
380 Tunxis Road
West Hartford, 06107

**Subject: 380 Tunxis Road – Orchard Heights Developers, LLC
Subdivision Application #298 and IWW Regulated Activity #1097**

Dear Mr. Webster:

The Planning Division received the above-referenced applications, submitted by Orchard Heights Developers, LLC and received by the Town Plan and Zoning Commission, also acting as the Inland Wetlands and Watercourses Agency, on March 4, 2019. The following submitted correspondence and plans were reviewed and evaluated for conformance with the current West Hartford Subdivision Regulations and Inland Wetlands and Watercourses Regulations and pertinent Zoning Ordinances:

- Plan set titled *Orchard Heights: R-10 Subdivision & Wetlands Applications for Work Within Uplands Review Area: 380 Tunxis Road - West Hartford, Connecticut, prepared by The Bongiovanni Group and Weston & Sampson, 12 Sheets and;*
- *Stormwater Management Report, prepared by Weston & Sampson, dated January 2019. Untitled Architectural Plans, various dates;*

Based on a review of the information noted above, I offer the following comments for consideration:

1. Section 184-12, Open Spaces, states: *The Commission may require that land be reserved for open space...in places deemed proper by the Commission. Each reservation shall be of suitable size, dimension and topography and general character for the particular purpose envisioned but he Commission. A maximum of 15% of the tract proposed for subdivision may be required for such purposes.*

Staff notes the application does not include any designated open space areas. The Applicant should consider designated areas, in particular, areas adjacent to the officially mapped wetlands and/or areas abutting neighboring residential properties to the west.



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2. Section 184-14 Approvals Required: This section of the regulations require all subdivisions to be approved by the Directors of Community Development and West Hartford Bloomfield Public Health Director for the layout and design of water service, sewage disposal systems, and engineering and construction requirements of street improvements and drainage systems. Staff notes that these reviews are currently pending.
3. Section 184-20: At least one test hole per lot, or more shall be provided shall be dug to determine soil drainage conditions. This information appears to be missing from the plans and shall be updated accordingly.
4. Consistent with Section 184-20E, please identify all areas of slopes of 25% or greater (on both existing conditions and proposed finished conditions).
5. Are any of the spoils on the site classified as unstable by the United States Soils Conservation Service? If so, please identify their locations on the plans.
6. Only a limited number of tree caliber sizes were identified on the existing conditions survey. Please identify any specimen trees within any areas demarcated by the foliage lines on the plans. For this purposes, the section 184-20I requires any trees exceeding 30 inches caliber at the ground line to be identified.
7. Section 184-27 C. (4): Please provide the proper notation on the plans indicating which lots shall be responsible for the maintenance of the planting islands in the center of the cul-de-sac.
8. Please provide a full Zoning Compliance Chart consistent with all requirement of Section 177-6 of the Ordinances.
9. Please provide an average lot width and depth calculations for each proposed building lot.
10. Proposed street name too closely matches existing street in West Hartford. An alternate street name shall be proposed.
11. To facilitate the IWW Regulated Activity review, the following items should be addressed or clarified:
 - a. Consistent with Section 7.5I of the Wetlands Regulations, please provide a wetlands assessment report and confirmation of the wetlands boundary by a Soil Scientist, Wetlands Scientist, or other appropriately qualified individual.
 - b. Since activity is proposed proximate to regulated wetlands, the Report should also include a discussion about what, if any, Feasible and Prudent Alternatives, were considered in the process of developing the submitted plans.

Town of West Hartford Planning and Engineering Staff held a meeting with Town of Farmington Planning and Engineering Staff to review the application. Farmington Staff offered the following additional comments:

12. Include note on Subdivision Plan indicating Lot 1 shall not be allowed direct driveway access to Middle road.
13. Intersecting streets appear to be less than 80degree angle allowed by TOF Regulations. ConnDOT allows max 60degrees.
14. Application shall be made to MDC to confirm availability to accept flow and connection charge - Suggest connection charges and sewer billing all go through West Hartford since no benefit to TOF.
15. Coordinate construction with TOF. Town shall be informed of project and periodic inspections shall be made to ensure compliance with TOF specifications and details.
16. Developer shall enter into a Developers Sanitary Sewer Permit with the TOF for section of mainline in Farmington.
17. Include a note the Site Contractor shall obtain a permit with the Town of Farmington for Excavation within the ROW. A bond will be required as a condition of permit.
18. Include a note the Sanitary Sewer Contractor shall obtain a sanitary sewer permit with the Town of Farmington for connection to the Town Sanitary Sewer system.
19. Install inlet gutter protection along with proposed silt sack in catch basin on Middle Road. Provide Detail.
20. Suggest double row of silt fencing throughout the site.
21. A significant number fo comment were provided regarding the Roadway Plan and Profile design sheet. These are annotated and attached.

All of the above-listed comments should be addressed by way of a modified plan set submission no later than Thursday, March 28th.

If you have any questions on the above noted items please contact me at 860.561.7556.

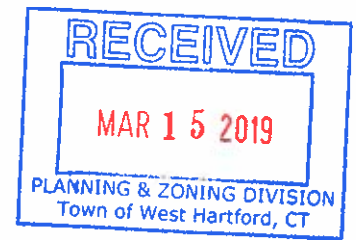
Best Regards,



Todd Dumais
Town Planner


cc: Mark McGovern, Director of Community Development
Duane Martin, Town Engineer
Pat Alair, Corporation Counsel
Subject File

Shared\TPZ\IWWAComments\TunxisRoad380_SUB298-IWW1097_PlanningComments_Mar19



MEMORANDUM

TO: Todd Dumais, Town Planner

FROM: Julie A. Viera, P.E., Civil Engineer II 

RE: Orchard Heights, 380 Tunxis Road

DATE: March 15, 2019

The Engineering Division reviewed the Orchard Heights, 380 Tunxis Road plan set received February 14, 2019 (Dated January 1, 2019) and Stormwater Management Report (Dated January 2018) and offer the following comments:

ORCHARD HEIGHTS PLAN SET

Sheet 3

1. The Town of West Hartford would accept a 26' wide road with a 50' right-of-way. Please revise.
2. Merestones shall be set at the PC and PT or PI and PRC of street lines and to mark the boundary of the subdivision. Please call out the proposed merestones on the plans.
3. Please callout the proposed lot pins.

Sheet 4

4. Remove the proposed trap hoods on the drainage structures.
5. Please provide spot grades on the corner of the proposed houses.
6. Window wells have historically been proven to be a problem. Proposed grading should eliminate the need for window wells. Show elevation of basement window sill.
7. Appropriate approvals are needed for well capacity, separation distance and installation. Provide approval letter to the Town.
8. If no sidewalks are proposed a waiver needs to be asked for.



9. Gas service, electric service and lighting are not shown on the plans. Please revise.
10. The retaining wall should not be located within the Town's proposed right-of-way.
11. The stormwater underground detention system should not be located under the proposed street or within the Town's proposed right-of-way.
12. Revise the water quality structure/catch basin to just a catch basin and the water quality structure should be at manhole 1.
13. Add the inspection and maintenance requirements and schedules on the plan sheets for the underground stormwater detention system and water quality structure.
14. Please provide sketch showing that a fire truck and garbage truck can maneuver around the cul-de-sac.
15. Add stop sign, stop bar and dead-end sign.
16. For the footing drain that daylights, show a small riprap splash pad and provide a detail.
17. Are the roof leaders being connected to the collector drain?
18. Add a note to the plans in regards to the items that the homeowner's association will be responsible for maintaining, inspecting and repairing: collector drains, underground detention system, including water quality structure, associated structures, outlets, splash pads and level spreader, retaining walls, plantings on cul-de-sac island.
19. Were soil borings completed? Has the groundwater elevation been determined?
20. Is the underground detention basin proposed to be in wet soils?
21. Callout the top and bottom elevations of retaining walls.
22. Create an enlargement of the area with the splash pads. It is difficult to read with the contours and spot elevations at 40 scale.
23. Is slope stabilization proposed on slopes 2:1 or steeper?
24. Add note to plans that the Contractor is responsible for dewatering during construction and dewatering shall be done in accordance with the 2002 Connecticut Guidelines For Soil Erosion and Sediment Control.
25. Please explain the proposed 8" overflow in MH1.



26. In the areas where storm drainage is being run along the west curb line can the pipe be perforated and double as an underdrain thus eliminating the need for running two pipes?
27. The pipe from underground detention to MH M1 is not called out on the plan.
28. The way the underground detention system is laid out, all the flow has to go into the Isolator Row and then through the Isolator Row to the rest of the system. The non-woven geotextile draped over the Isolator Row prevents sediment from migrating out of the Isolator Row while "allowing modest amounts of water to flow out of the Isolator Row". Typically, with use of the Isolator Row, the upstream manhole has an overflow weir that allows the first flush into the Isolator Row and the excess into the rest of the system.

Sheet 6

29. The outside curb of the cul-de-sac should also be granite curb to the point where it meets the tangent.
30. The minimum roadway width should be 26' and the right-of-way should be 50'.
31. The sight lines as shown should be broken lines as the lines shown are not the full distance as called out.
32. What was the speed used to determine the sight distance?
33. Show on a smaller scale plan the full length of the sight distance lines and what trees are called out to be removed. Included the street lines.
34. Include grade break call outs at the island in the profile.
35. Prevent the stormwater gutter flow bypass from entering Middle Road.

Sheet 8

36. Dimension the width of the weir plate in the outlet control structure.

Sheet 9

37. Show detail for 4" perforated edge drain.
38. The Town's Street Excavation Trench is being provided for drainage within the roadway.
39. The leader overwrites the text on a couple of details.



40. The Towns Type 'C' catch basin top states "Drains to Watercourse". See attached.

Sheet 10

41. Sanitary sewer design, details and specifications shall be in accordance with the Metropolitan District (MDC).
42. Show details for granite curbing: straight and curved. See attached.
43. Show details for retaining walls.
44. Show details for guide rail.
45. The bituminous concrete lip curbing detail does not match the sequence of construction. Please revise.
46. Please revise the Public Road Cross Section Detail: 26' wide pavement, 50' right-of-way, and 1.5" HMA S0.375 surface course on 1.5" HMA S0.5 binder course on 9" compacted processed aggregate base.
47. Include merestone detail. See Attached.
48. Show detail for Water Quality Structure.

Sheet 12

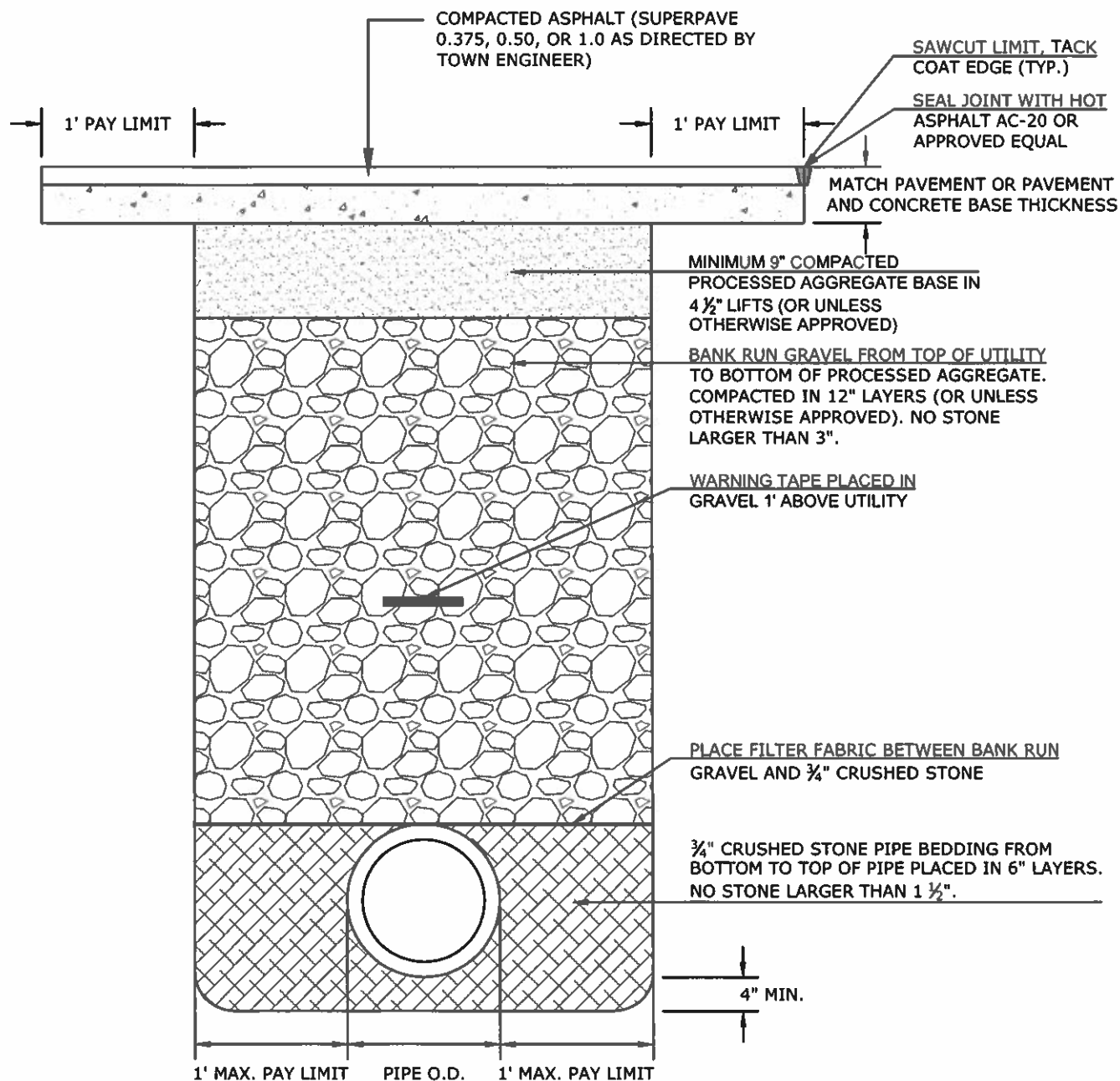
49. Please verify, the fourth paragraph, first column mentions phased erosion and sediment control plans.
50. In the ninth paragraph first column, "...this time..." please change to construction.
51. In the second column, the first four paragraphs state "...as required above..." or "...as noted above...". Unclear what the reference is to, please revise.
52. In the second column, eighth paragraph it states "...installed as shown on plans...". Please verify.
53. Verify the sequence of construction, it mentions parking and doesn't mention planting of trees or island planting.



STORM MANAGEMENT REPORT

54. The detention was done using the Rational Method. Please revise using SCS Runoff.
55. Please provide the IDF information.
56. 150 feet for sheet flow is long for the size of the lots. Suggest using no more than 100 feet.
57. Report mentions private road. Please revise.
58. For Table 1, for Pre and Post-Development include the total for the site.
59. The Report mentions post-development results to be conservative since infiltration has not been accounted for. Is infiltration even feasible? The majority of the Town has clay soils which are not conducive to infiltration. Also, this area is in close vicinity to wetlands which may have a high ground water table and soils that may not be conducive to infiltration. Have percolation tests been performed? What type of soils are within the project limits?
60. On the Pond Report for weir Structure A, should the crest length be less than 2 feet. From the details on sheet 8, a Nyloplast drain basin is proposed and the weir plate is off center.
61. On the WQV calculations there is a note that the impervious area will not include roof runoff. In the 2004 Connecticut Stormwater Quality Manual section 7.4.1 the second bulleted item refers to impervious cover which includes rooftops.
62. On the WQV calculations, verify the calculation for R.
63. Under WQF, number 2, the Tc should come from the SCS method, which I believe it did. Please verify.
64. In Appendix E under Stormwater System, if the road is to be public the Town would be responsible for the catch basins.

C: Duane J. Martin, P.E., Town Engineer

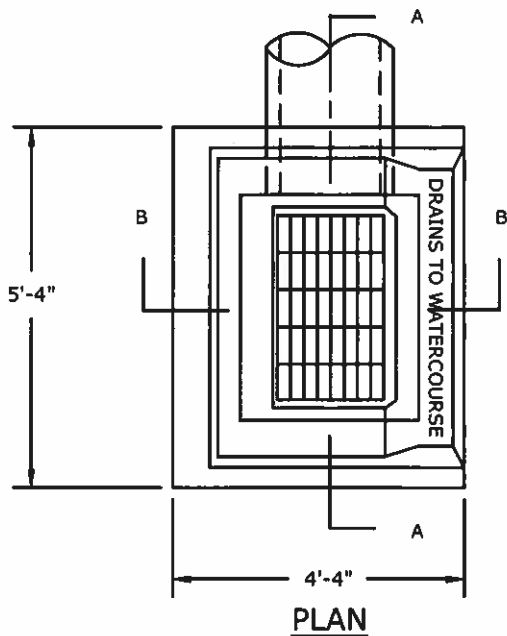


NOTES:

1. THIS DETAIL PERTAINS TO TEMPORARY AND FINAL PAYMENT RESTORATION.
2. UNLESS OTHERWISE APPROVED BY THE ENGINEER, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, PLACE ASPHALT OVER THE TRENCH, EMULSIFY, AND JOINT SEAL THE TRENCH PERIMETER FOR THE FINAL RESTORATION.



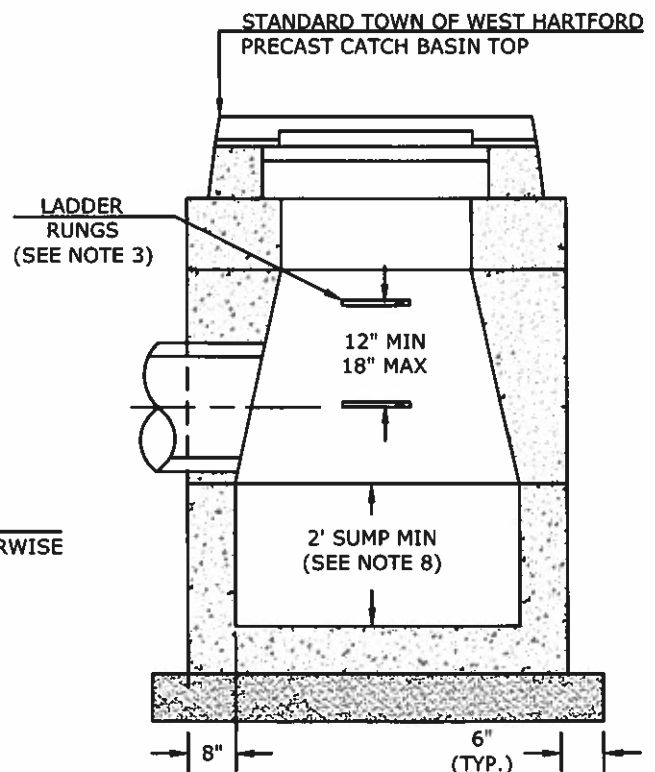
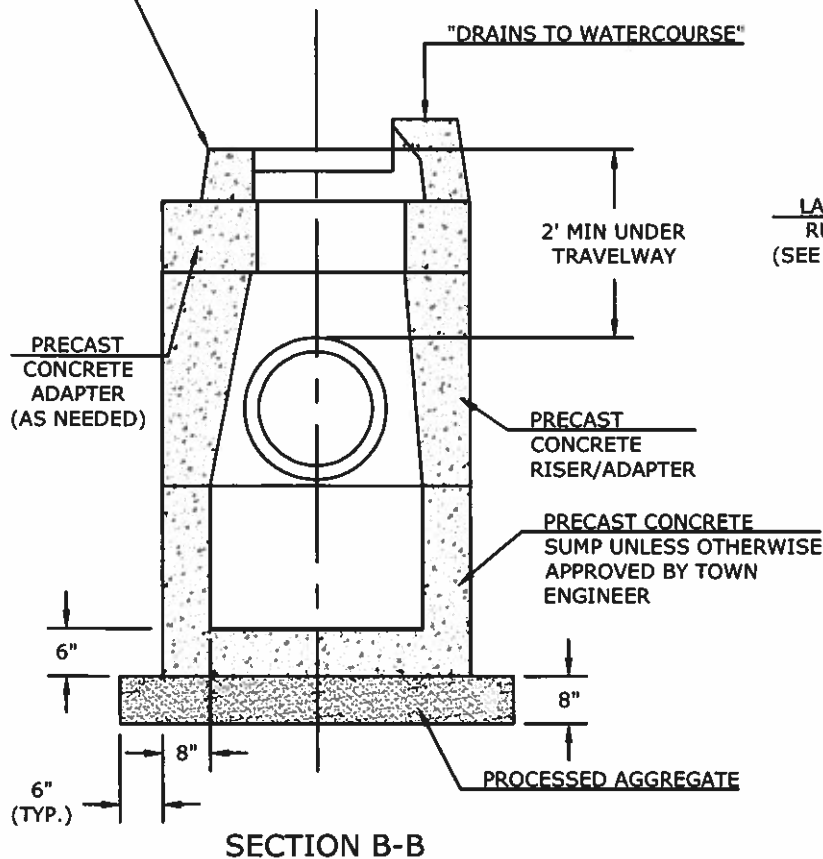
TOWN OF WEST HARTFORD
DIVISION OF ENGINEERING
 INFRASTRUCTURE RULES & SPECIFICATIONS
 NOT TO SCALE | REV: 1/2018 | EXHIBIT: #
 STREET EXCAVATION TRENCH
 RESTORATION DETAIL - DRAINAGE



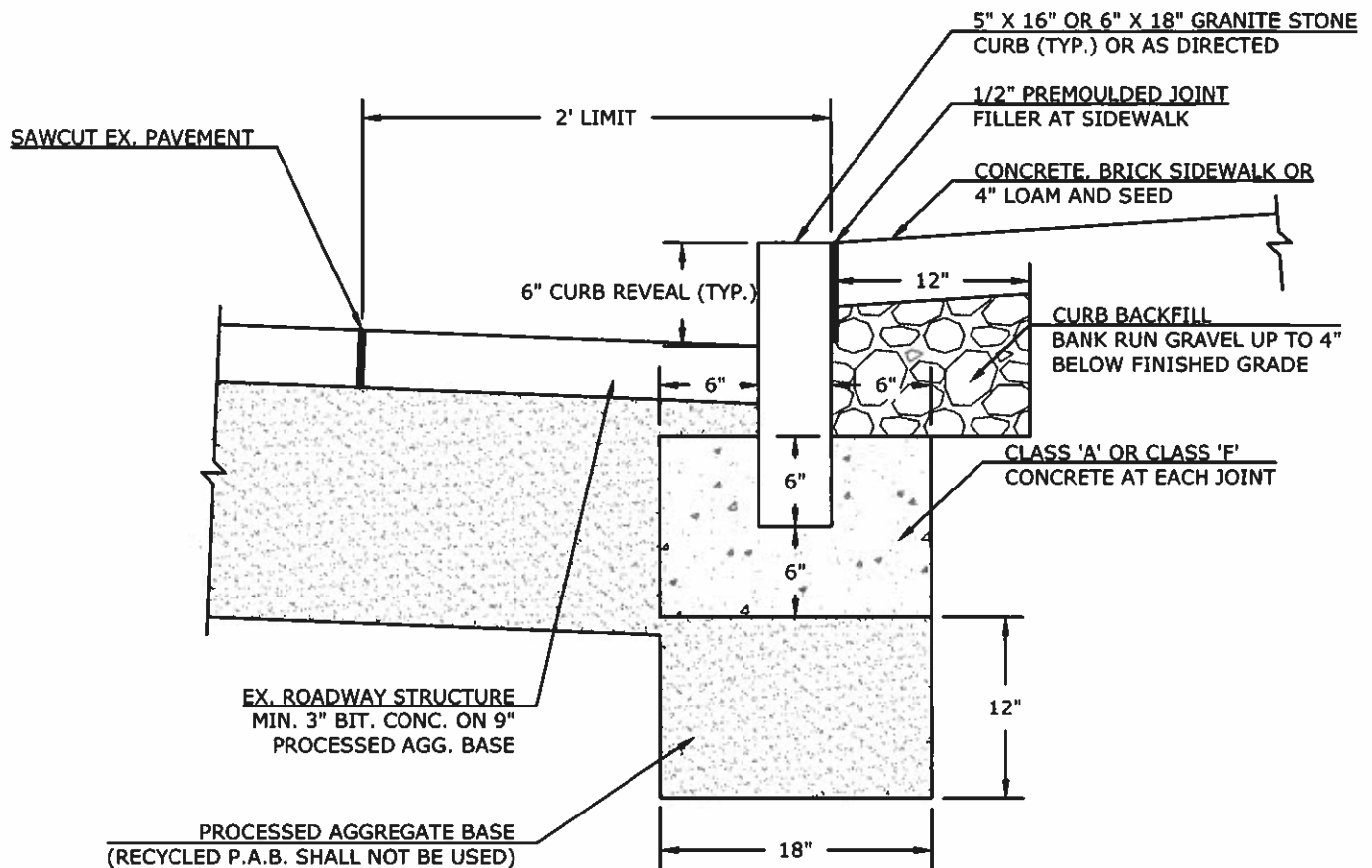
NOTES:

1. ENDS OF PIPES SHALL EXTEND TO AND BE CUT FLUSH WITH INSIDE FACE OF CATCH BASIN. APPLY MORTAR TO CUT EDGE OF PIPE TO COVER REINFORCING.
2. RED BRICK IS NOT BE USED.
3. LADDER RUNGS SHALL BE INSTALLED IN ALL CATCH BASINS WHEN THE DEPTH OF THE STRUCTURE FROM THE TOPE OF FRAME TO THE LOWEST FLOW LINE EXCEEDS 4 FEET. RUNGS SHALL CONFORM TO FORM 816 SECTION M 08.02.5.
4. ANY OVER EXCAVATION SHALL BE REPLACED WITH PROCESSED AGGREGATE BASE, MEDIUM GRADATION, OR $\frac{3}{4}$ " STONE.
5. ALL PRECAST CONCRETE PRODUCTS MUST HAVE THE CASTING DATE CLEARLY LABELED ON EACH PRODUCT. NO PRECAST CONCRETE PRODUCT SHALL BE DELIVERED TO THE SITE WITHIN THE 7 DAY PERIOD FOLLOWING THE CASTING DATE.
6. ALL WEAKENED OR KNOCKOUT AREAS THAT ARE NOT USED SHALL BE BRICKED AND MORTARED TO MAINTAIN DESIGN WALL THICKNESS.
7. THE JOINTS OF PRECAST CONCRETE CATCH BASINS SHALL BE WRAPPED WITH GEOTEXTILE COVERING AT LEAST 12 INCHES ON BOTH SIDES OF THE JOINT.
8. SUMP DEPTH SHALL INCREASE TO 4' WHEN CATCH BASIN OUTLETS TO A DRYWELL, AN INFILTRATOR SYSTEM, DETENTION BASIN, WETLANDS, WATERCOURSE, OR WHEN DIRECTED BY THE ENGINEER.
9. CATCH BASIN TOPS AND GRATES SHALL BE GALVANIZED AND, TO BE SET TO FINISHED GRADE. ASPHALT SHIMS TO BE PLACED BEFORE WINTER IS PAVING HAS NOT BEEN COMPLETED.
10. BACKFILL WITH SUITABLE MATERIAL APPROVED BY THE ENGINEER.
11. CATCH BASINS LOCATED WITHIN SUITABLE SOIL CONDITIONS AND A LOW WATER TABLE MAY INCLUDE INFILTRATION HOLES LOCATED ON THE SIDE AND BACK WALLS.
12. CATCH BASIN TOPS SHALL HAVE "DRAINS TO WATERCOURSE" STAMPED ON THE CONCRETE CURB TOP SECTION.

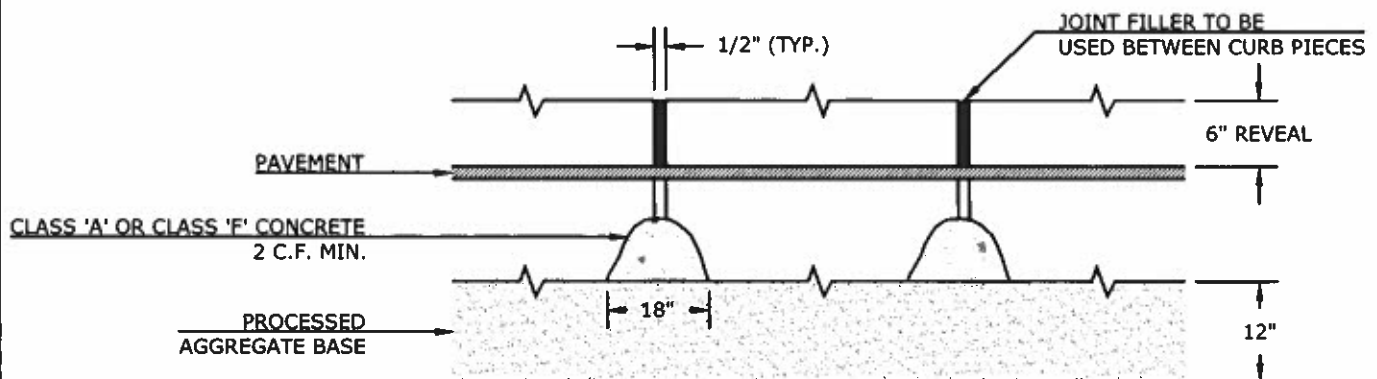
**STANDARD TOWN OF WEST HARTFORD
PRECAST CATCH BASIN TOP**



TOWN OF WEST HARTFORD
DIVISION OF ENGINEERING
 INFRASTRUCTURE RULES & SPECIFICATIONS
 NOT TO SCALE | REV: 1/2018 | EXHIBIT: #
 TYPE 'C' PRECAST CATCH BASIN



TYPICAL STRAIGHT GRANITE CURB CROSS SECTION



TYPICAL STRAIGHT GRANITE CURB ELEVATION VIEW



TOWN OF WEST HARTFORD
DIVISION OF ENGINEERING

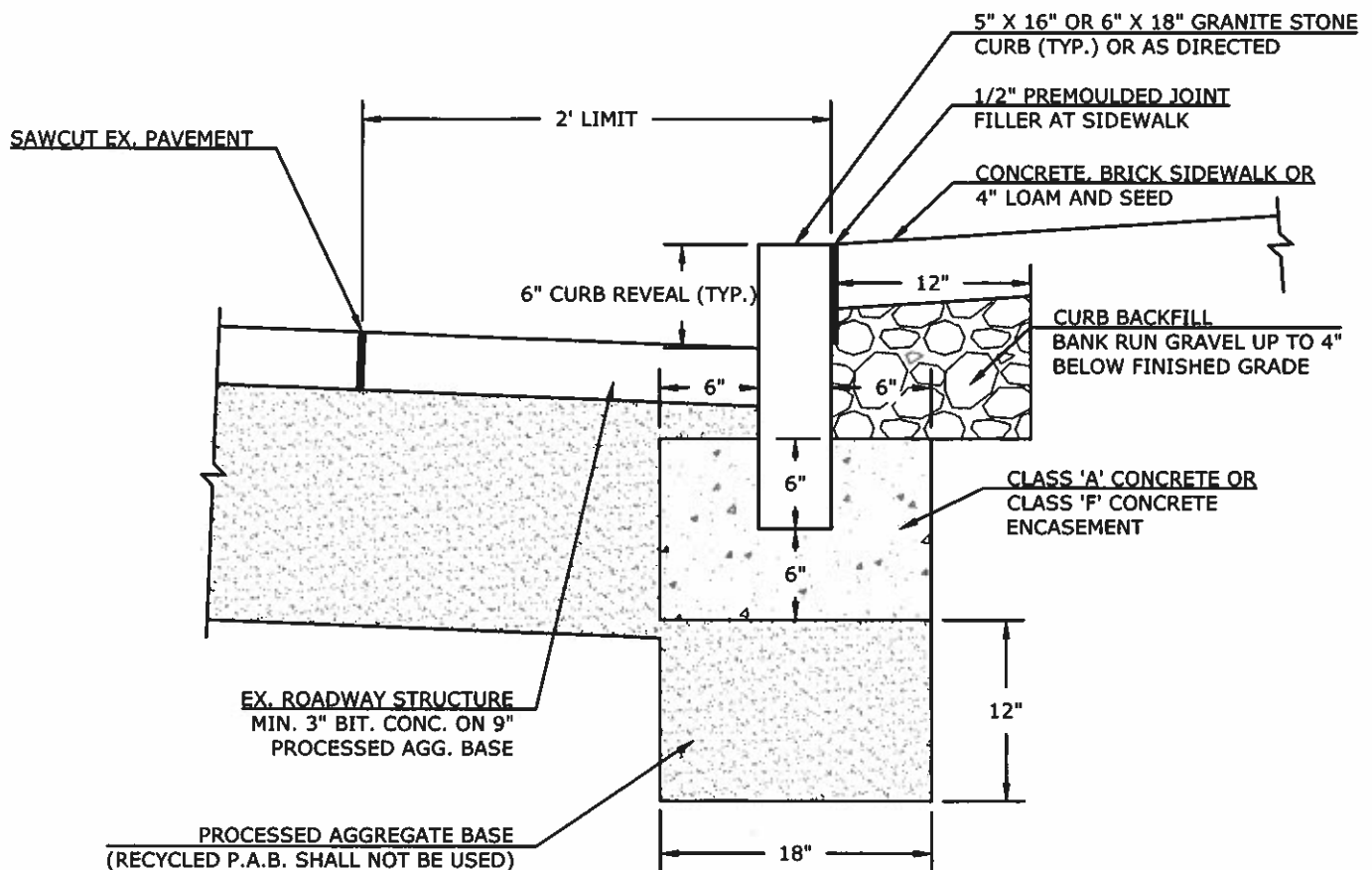
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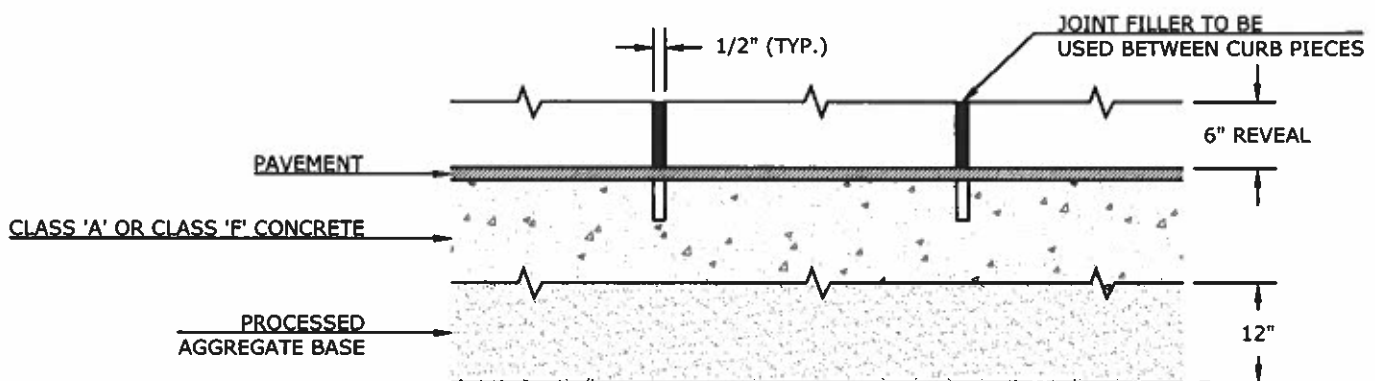
REV: 1/2018

EXHIBIT: #

STRAIGHT GRANITE CURB DETAIL



TYPICAL CURVED GRANITE CURB CROSS SECTION



TYPICAL CURVED GRANITE CURB ELEVATION VIEW



TOWN OF WEST HARTFORD
DIVISION OF ENGINEERING

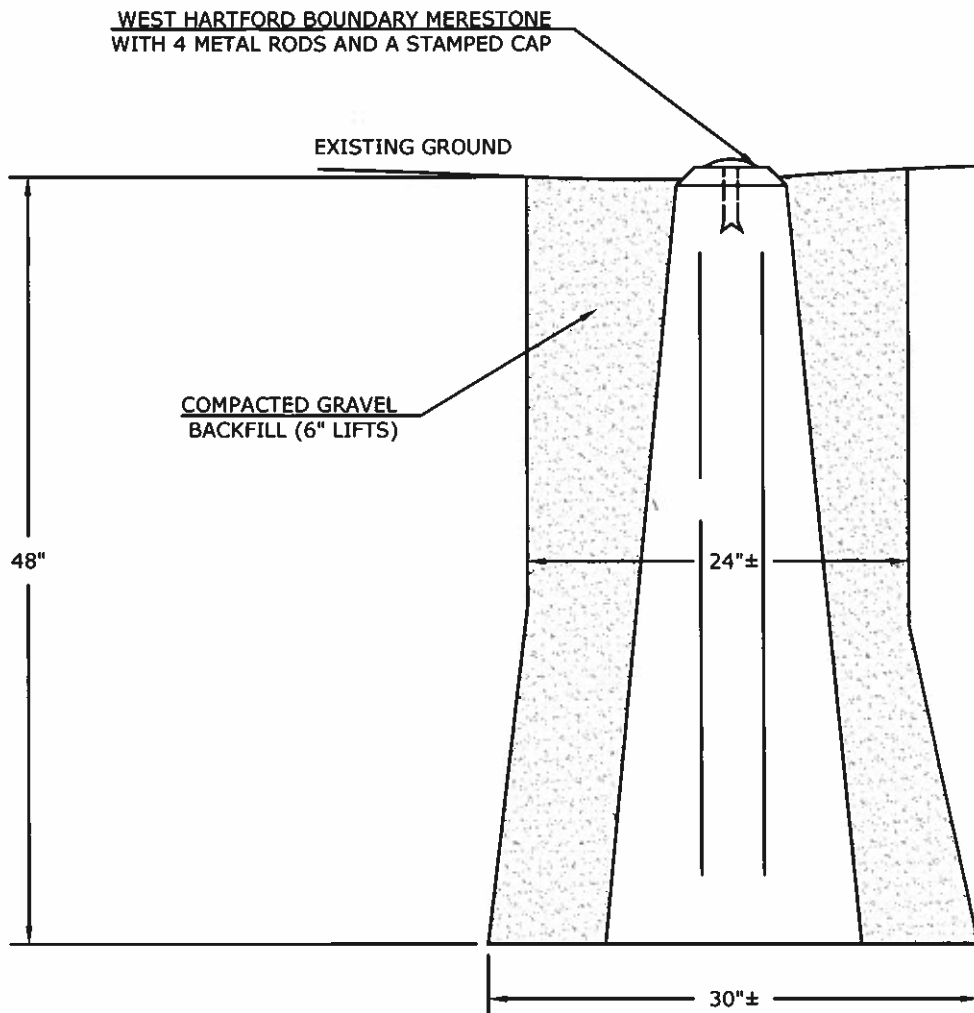
INFRASTRUCTURE RULES & SPECIFICATIONS

NOT TO SCALE

REV: 1/2018

EXHIBIT: #

CURVED GRANITE CURB DETAIL



NOTE:

MERESTONES IN SIDEWALK AREAS MAY REQUIRE PROTECTIVE COVER AS DIRECTED BY THE TOWN ENGINEER



TOWN OF WEST HARTFORD
DIVISION OF ENGINEERING

INFRASTRUCTURE RULES & SPECIFICATIONS

NOT TO SCALE

REV: 1/2018

EXHIBIT: #

MERESTONE DETAIL

Catherine Dorau

From: Bob Proctor
Sent: Thursday, March 7, 2019 11:19 AM
To: Catherine Dorau
Cc: Brittany Bermingham; Robert Gosselin; Todd Dumais; Aimee Krauss
Subject: 380 Tunxis Road, SUB #298, (ORCHARD HEIGHTS DEVELOPERS, LLC)

Cathy,

We have reviewed the available information pertaining to Application (File # 298) for 380 Tunxis Rd., (Orchard Heights Developers, LLC) and would like to see some documentation of the proposed availability for a connection to the sanitary line that is located in Farmington, Ct. Conceptual locations for the proposed wells should also be included on the plan. Are the homes to the rear of the proposed lots connected to a sanitary sewer line and public water system? Can public water service be extended to this proposed subdivision?

Once clarifications to these issues are received, reviewed and approved we will then be able to issue the required Sewer Adequacy Letter necessary for the project.

Bob Proctor, RS
West Hartford-Bloomfield Health District
3-7-19

F: Mr. Webster 3/7/19

Robert Gosselin

From: Mike Sinsigalli
Sent: Wednesday, March 6, 2019 5:22 PM
To: Robert Gosselin
Subject: RE: Staff Comments Needed for 380 Tunxis Road SUB application

Review of the above noted application disclosed that the nearest fire hydrant to proposed Orchard Hill is located at the intersection of Chestnut Hill Road, approximately 2,500 feet east of the new road. To properly protect the proposed six residential units, a fire hydrant is required on the east side of the intersection of Orchard Hill and Tunxis Road.

Michael Sinsigalli

Assistant Fire Chief/Fire Marshal
Community Risk Reduction Division
West Hartford Fire Department
860-561-8308

The fire that you prevent may be the one that would have taken your life!

Please note email address change to msinsigalli@westhartfordct.gov

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From: Robert Gosselin
Sent: Friday, March 01, 2019 3:27 PM
To: Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Dan Coppinger <DCoppinger@WestHartfordCT.gov>; John Phillips <JohnP@WestHartfordCT.gov>; Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Krauss <Aimee.Krauss@WestHartfordCT.gov>
Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Brittany Bermingham <Brittany.Bermingham@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: Staff Comments Needed for 380 Tunxis Road SUB application

Hello,

I'd like to introduce myself as the new Planning Technician with the Planning and Zoning Department here in West Hartford. Please see the attached narrative and plans for 380 Tunxis Road - Subdivision Application. This item will be going to a public hearing next month. If you can review and provide comments to our office by March 11, 2019, that would be much appreciated. Thank you for your time.

Sincerely,

Robert Gosselin
Planning Technician
Town of West Hartford
Department of Community Development : Planning & Zoning Division
50 South Main Street | West Hartford CT 06107 | t 860.561.7555 | f 860.561.7504